

9/18/08 9:40:31
BK 593 PG 606
DESOTO COUNTY, MS
[REDACTED] - MET DAVIDSON CLERK
KIRKLAND POTTMAN - BRANNING
KIRKLAND POTTMAN, PLLC
6400 Old Highway, Suite 102
Memphis, TN 38120
File No. 5083646
Tel. No.: (901) 758-5588

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Wilmington Finance, Inc.**, does hereby sell, convey and specially warrant unto **Warren J. Gardner and Dawn L. Gardner**, as joint tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DeSoto County, Mississippi, to-wit:


INDEXING: Lot 105, Sec D, Lakes of Nicholas Subd., DeSoto Co., MS

Lot 105, Section D, Lakes of Nicholas Subdivision in Section 17, Township 2 South, Range 7 West, DeSoto County, Mississippi, according to the Plat thereof recorded in Book 88 at Page 40, of the office of the Chancery Clerk of DeSoto County, Mississippi.

EXCEPTED from the warranty hereof are all easements, rights of way, zoning ordinances, and restrictive and protective covenants, or record which may affect subject property.

AD VALOREM taxes for the current year shall be prorated between Grantor and Grantee herein on an estimated basis only. Once the actual tax amount is determined, if the proration as of this date is incorrect, the parties herein agree to account for any amounts owed to one another.

WITNESS THE SIGNATURE of the Grantor, by its duly authorized officer this 28th day of August, 2008.

FIS Asset Management Solutions, Inc., as Attorney in Fact
for Wilmington Finance, Inc.

By: Alexandra Medina, Vice President

STATE OF Colorado
COUNTY OF Jefferson

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this 28 day of August, 2008, within my jurisdiction, the within named ~~Alexandra Medina, Vice President~~ the Vice President of **FIS Asset Management Solutions, Inc., who is acting as attorney in fact for Wilmington Finance, Inc., who acknowledged that for and on behalf of said FIS Asset Management Solutions, Inc., as attorney in fact for Wilmington Finance, Inc., and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.**



Sabrina Tounzen
NOTARY PUBLIC

My Commission Expires: 03/30/2009

Grantor's Address:
10385 Westmoor Drive, Ste 100
Westminster, CO 80021
Telephone: 720-566-8730

Grantee's Address:
1541 Lindsey Lane
Southaven, MS 38672
Telephone:
Home: (901) 495-1480
Work: (901) 315-9077

THIS INSTRUMENT PREPARED BY:
GIDDENS & GIDDENS, Attorneys at Law
385 Edgewood Terrace Drive
Jackson, MS 39206
Telephone: (601) 373-4647

First American Title File No.: 2040-1989724